

### Map 1. Site Location Map

**APPLICATION INFORMATION:**

**Agent/Applicant:** CHW, Agent for Pausel, LLC & Tricep, Inc.; Schnell & Sherron & Smysor; ID2, Inc.; Florand Research Foundation, Inc.; Edward Martin

**Property Owner(s):** Pausel, LLC & Tricep, Inc.; Schnell & Sherron & Smysor; ID2, Inc.; Florand Research Foundation, Inc.; Edward Martin

**Related Petition(s):** NA

**Legislative History:** None

**Neighborhood Workshop:** Tuesday, April 16, 2019.

**SITE INFORMATION:**

**Address:** Multiple

**Parcel Number(s):** 14971-000-000; 14972-000-000; 14973-000-000; 15018-000-000; 15020-000-000; 15022-000-000;

**Acreage:** approximately +/- 1.82 Acres (SUP request); 2.8 Acres (entire project limits)

**Existing Use(s):** Commercial

**Land Use Designation(s):** Urban Mixed-use Medium

**Zoning Designation(s):** U-8 Urban Transect 8

**Overlay District(s):** None

**Transportation Mobility Program Area (TMPA):** Area "A"

**Census Tract:** 11

**Water Management District:** St. Johns River Water Management District

**Special Feature(s):** None

**Annexed:** 1905

**Code Violations:** None

**SITE AND ADJACENT PROPERTY CHARACTERISTICS:**

The approximately 1.82 acre subject parcels are located northeast of the intersection of NW 17<sup>th</sup> Street and W. University as indicated in Map 1. The current development consists of a post office, multiple retail uses, and restaurants. The surrounding properties have multiple uses that are consistent with the land use and zoning districts as shown in Table 1.

**Table 1.**  
**Existing Land Use and Zoning Designations**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Apartments	MUR: Mixed Use Residential	U-8: Urban 8, U-5: Urban 5
South	University of Florida	E: Education	ED: Educational Services
East	Baptist Collegiate Ministries, Pascal's Coffeehouse	UMU: Urban Mixed-Use, MUR: Mixed Use Residential, E: Education	U-8: Urban 8, U-5: Urban 5, ED: Educational Services
West	Retail, Restaurants, Multifamily Apartments	UMU: Urban Mixed-Use, MUR: Mixed Use Residential	U-8: Urban 8, PD: Planned Development

**PURPOSE AND DESCRIPTION:**

The proposed development, as illustrated on Map 2, is located northeast of the intersection of W. University Avenue and NW 17<sup>th</sup> Street spans several parcels for a total project site of +/- 2.8 acres, however only requests a special use permit for increased density for tax parcels: 14971-000-000; 14972-000-000; 14973-000-000; 15018-000-000; 15020-000-000; 15022-000-000. The overall project site consists of U-5 and U-8 but only requests a density for those parcels noted above and zoned U-8 (+/- 1.82 acres). The applicant has stated that the project will comply with the by-right density allowed for parcels zoned U-5.

The properties have a land use designation of Urban Mixed-Use and are located within U-8. The Urban Mixed-Use land use category allows multiple uses including residential, office, and retail in either a mixed-use development or independent, stand-alone development. *Objective 4.1 of the Land Use Element* of the

Comprehensive Plan states that land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City. Also, policy 4.1.1 of the Future Land Use Element of the Comprehensive Plan limits residential density to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use Permit.

**Map 2. Proposed Development Layout**



The project consists of two (2) separate buildings. A six (6) story mixed-use building will be located along W. University Avenue, south of NW 1<sup>st</sup> Avenue and will include ground floor parking and retail with 145 multi-family residential units located above. A second building is proposed north of NW 1<sup>st</sup> Avenue and south of NW 2<sup>nd</sup> Avenue and proposes a four (4) story 74 multi-family residential units wrapped around structured parking.

#### **STAFF ANALYSIS AND RECOMMENDATION:**

##### **ANALYSIS**

Staff analysis and review is based upon the criteria for issuing a Special Use Permit as shown in 30-3.24 and the provisions of Section 30-4.13. *Building Form Standards of the Land Development Code.*



**Special Use Permit Review Criteria**

In accordance with *Section 30-3.24* no Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use:

**A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.**

The property is zoned U-8 and is consistent with the land use designation of Urban Mixed-Use (UMU). UMU allows multiple uses including residential, office, and retail in either a mixed-use development or independent, stand-alone development. Developments within this category shall be oriented to the street and encourage multi-modal transportation. The current development consists of non-residential uses and redevelopment of the site will provide more options for the area and encourage more multi-modal options. The proposed mixed-use development is consistent with several objectives and policies within the Comprehensive Plan:

**Future Land Use Element**

**GOAL 1.** Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

**Policy 1.2.2** The City should use design standards in the Land Development Code to ensure that higher densities are livable.

**Policy 1.2.3.** The City should encourage mixed-use development, where appropriate.

**Policy 1.2.4.** The City should reduce or eliminate minimum parking requirements, where appropriate.

**Policy 1.3.5.** Parking lots and garages should be subordinated and limited in size.

**Objective 1.5** Discourage the proliferation of urban sprawl.

**GOAL 2.** Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

**Objective 2.1.** Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

**Policy 2.1.2.** The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use

development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

**Transportation Mobility Element**

**Policy 10.1.3.** Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

**Policy 10.1.4.** For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

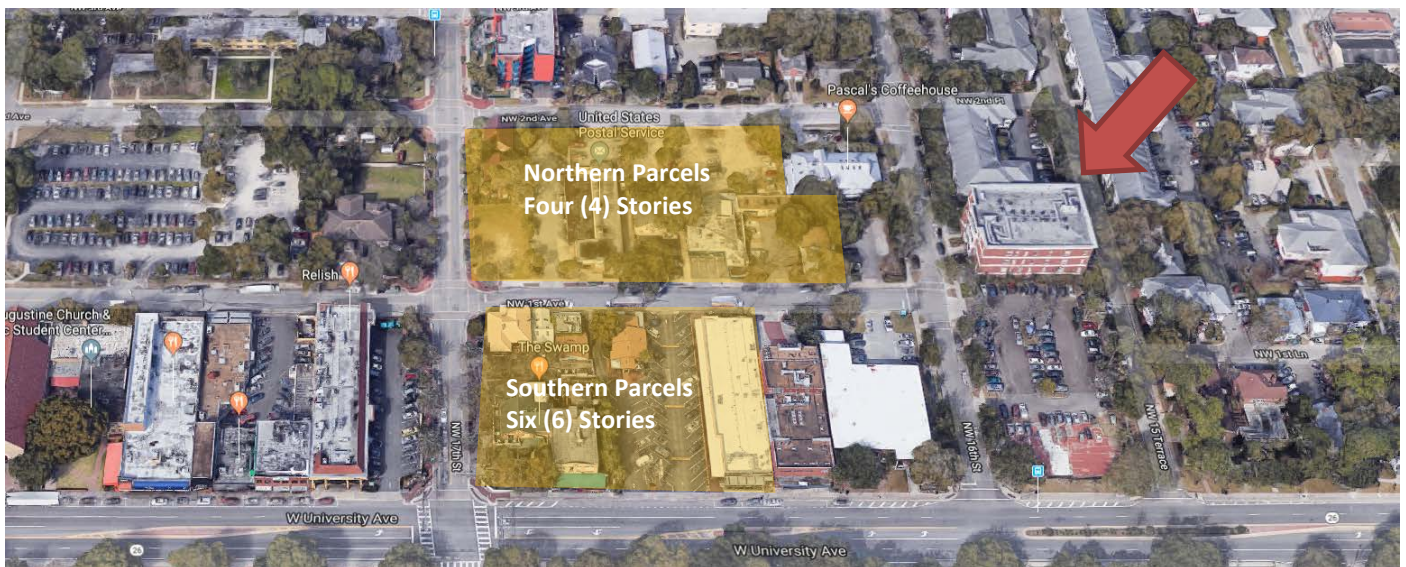
The project consists of two (2) separate buildings one located along W. University Avenue and the second proposed along NW 1<sup>st</sup> Avenue. The northern building is proposed north of NW 1st Avenue and south of NW 2nd Avenue and proposes a four (4) story, 74 multi-family unit building wrapped around structured parking. A six (6) story mixed-use building is proposed along W. University Avenue, south of NW 1st Avenue and will include ground floor parking and retail with 145 multi-family residential units located above. Within the U-8 Transect the maximum stories allowed by right is five (5), however, six (6) stories and the corresponding increase in building height may be approved administratively. Based on the Land Development Code: *If a development provides structured parking, the maximum number of bonus stories is available.* Based on the conceptual site plan, the proposed development is consistent with the comprehensive plan, transect zone, and is compatible with the surrounding neighborhood.

**B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.**

The proposed development is consistent with the land use designation of Urban Mixed-Use (UMU) and the adjacent Mixed-Use Residential (MUR) land use. MUR allows residential and office uses, the project only proposes multi-family for the northern parcels, which is consistent with the MUR land use. While the current development patterns within the area vary based on scale, height, massing and intensity, the proposed development is consistent with recently approved developments within the area.

There are a number of multi-family apartments located to the east and north of the proposed development. The northern parcels propose a four (4) story multi-family building, wrapped around a three (3) story structured parking garage. This is consistent with an existing four (4) story building located east of the site as shown on Map 3.

**Map 3. Surrounding Development**



A six (6) story mixed-use development is proposed for the southern parcels which is consistent with the UMU land use designation as well as existing and proposed projects within the general vicinity. There are a number of multi-story buildings currently located and/or under construction within the vicinity of the proposed development as shown on Map 4.



**Map 4. Surrounding Development**



The proposed development is consistent with the character of activity for the area and the Land Use Element of the Comprehensive Plan based on:

**Objective 2.1.** Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

**Policy 2.1.2.** The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

The proposed development proposes a mix of uses with housing located above ground-floor retail. This is an appropriate use for the site due to its proximity to similar multi-family and retail developments in the area and due to its location across from the University of Florida, all of which are consistent with the Comprehensive Plan.

**C. The proposed use will not adversely affect the health, safety, and welfare of the public.**

The proposed development is compatible with the uses in the vicinity of the site and do not pose a threat to the health, safety, and welfare of the public.

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.**

Based on the submitted conceptual site plan, the development will have ingress/egress for each site. The northern site will have ingress/egress on NW 2<sup>nd</sup> Avenue and the southern site will have ingress/egress along NW 1<sup>st</sup> Avenue. The development will include an internal parking structure that will connect to the existing sidewalks along NW 2<sup>nd</sup> Avenue and NW 1<sup>st</sup> Avenue. This separation will allow for better mobility within the area and decrease the number of driveway entrances along both streets. This is also consistent with the *Transportation Mobility Element of the Comprehensive Plan--Policy 10.1.4.d.*

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.**

There are no adjacent properties zoned for single-family residential use. However, the development proposes a total of 260 parking spaces between the southern and northern site to include 218 residential spaces and 42 retail spaces. The U-8 District does not require parking for the proposed uses, however, the U-5 District requires 1 per 3 bedrooms and 1 per 6 bedrooms for scooters.

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.**

All activity associated with the proposed development will operate entirely within the proposed buildings. There are no noise, glare, or odor effects from the uses that will adversely affect the surrounding properties. The proposed development is located within a commercial area surrounded by similar uses and located approximately 1,300 feet from the University of Florida's football stadium. However, any proposed lighting for the development will adhere to the applicable section of the Land Development Code to prevent light trespass, light glare, and light pollution.

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.**

The development proposes refuse areas within and screened by the building. The service drive is proposed along the east side of the southern building and will not obstruct pedestrian/bicycle mobility and safety. There are no proposed outdoor storage or display areas associated with the request.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.**

The proposed development will connect to existing utilities and will ensure that there is adequate capacity necessary for the proposed use.

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.**



The land use and zoning for the site do not require screening and buffers for the project due to the compatible adjacent land use and zoning districts.

**J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.**

Any proposed hours of operation will not impact any properties zoned for single-family residential use. The proposed development is consistent with the surrounding area and adjacent properties are zoned for high intensity uses and do not allow for single family development.

**K. Any special requirements set forth in the Land Development Code for the particular use involved are met.**

The proposed development is also located within the University of Florida Context Area, and for a request to increase density shall adhere to the 2.75 multiplier. Based on the development's total approved density including the additional units approved by special use permit, the proposed development meets this criteria.

The site will be in compliance with *Article IV. Zoning. Section 30-4.8. Development Compatibility. D. Multi-family developments*. This section of the code requires that multi-family development located within 100 feet of property zoned for single-family meeting additional criteria. There are no single-family zoning districts within 100 feet of the site, therefore, this criteria is not applicable to the proposed development.

**RECOMMENDATION**

Staff recommends approval of Petition PB-19-00049 SUP, subject to compliance with all applicable regulations.

**DRAFT MOTION FOR CONSIDERATION**

Approve Petition PB-19-00049 SUP, subject to compliance with all applicable regulations.

**LIST OF APPENDICES:**

**Appendix A Comprehensive Plan Goals, Objectives and Policies**

Exhibit A-1: Future Land Use Element, Goal 1

Exhibit A-2: Future Land Use Element, Policy 1.2.2-1.2.4, 1.3.5, 1.5, Goal 2, Objective 2.1, Policy 2.1.2

Exhibit A-3: Future Land Use Element, Policy 4.1, 4.1.1

Exhibit A-4: Transportation Mobility, Policy 10.1.3, 10.1.4

**Appendix B Land Development Code Regulations**

Exhibit B-1: Section 30-3.24. Special Use Permit Review Criteria.

Exhibit B-2: Section 30-4.8. Development Compatibility. D. Multi-family developments

**Appendix C Application Documents**

Exhibit C-1: SUP Application Signed

Exhibit C-2: Property Owner Affidavits  
Exhibit C-3: Neighborhood Workshop Package  
Exhibit C-4: SUP Justification Report

## **Appendix A**

### **Comprehensive Plan Goals, Objectives and Policies**

## Goals, Objectives & Policies



# Future Land Use Element

- GOAL 1**      **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Objective 1.1**      **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**
- Policy 1.1.1      To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- Policy 1.1.2      To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- Policy 1.1.3      Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Policy 1.1.4      The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.
- Policy 1.1.5      The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



Policy 1.1.6      The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

**Objective 1.2      Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).**

Policy 1.2.1      The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2      The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3      The City should encourage mixed-use development, where appropriate.

Policy 1.2.4      The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5      The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6      The City should encourage or require buildings to put "eyes on the street" with front facade windows and doors.

Policy 1.2.7      The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8      Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9      The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.





- Policy 1.2.10 The City should amend the Land Development Code to require that multiple-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.
- Policy 1.2.11 The City should allow home occupations in all residential areas provided they do not generate excessive traffic and parking. Home occupations should be regulated through the Land Development Code.
- Objective 1.3 Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.**
- Policy 1.3.1 When feasible, neighborhood centers should be designed to include a gridded, interconnected street network lined with street-facing buildings and buildings at least 2 stories in height.
- Policy 1.3.2 Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.
- Policy 1.3.3 Centers should, to the extent feasible, contain a range of mixed land use types preferably within a one-quarter mile area including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly, and medical uses. The uses should be compact and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.
- Policy 1.3.4 Centers should be designed so that densities and building heights cascade from higher densities at the core of mixed-use districts to lower densities at the edges.
- Policy 1.3.5 Parking lots and garages should be subordinated and limited in size.
- Objective 1.4 Adopt land development regulations that promote mixed-use development.**
- Policy 1.4.1 Office complexes at least 10 acres in size shall, when feasible, include retail, service, and residences. Any retail or service uses should primarily or exclusively serve those employed within the complex.
- Policy 1.4.2 The City should require strategies such as traffic calming and transportation demand management to reduce traffic impacts experienced by residences in mixed-use areas.
- Policy 1.4.3 Mixed-use developments should emphasize transit design and compatible scale, especially when facing each other on a street.



Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

**Objective 1.5 Discourage the proliferation of urban sprawl.**

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

**GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,**



## **TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.**

**Objective 2.1**      **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

**Policy 2.1.1**      The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a.      The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b.      The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c.      The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d.      The City should encourage retail and office development to be placed close to the streetside sidewalk.

**Policy 2.1.2**      The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

**Policy 2.1.3**      The City should concentrate CDBG, HOME, and SHIP funding efforts primarily in a limited number of neighborhoods annually.

**Policy 2.1.4**      The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:

- a.      Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural; and



Policy 3.6.2      Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3      To the extent feasible, all development shall minimize alteration of the existing natural topography.

**GOAL 4      THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.**

**Objective 4.1      The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.**

Policy 4.1.1      Land Use Categories on the Future Land Use Map shall be defined as follows:

**Single-Family (SF): up to 8 units per acre**

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.



populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

### **Mixed-Use Residential (MUR): up to 75 units per acre**

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

### **Mixed-Use Office/Residential (MOR): up to 20 units per acre**

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

### **Mixed-Use Low-Intensity (MUL): 8-30 units per acre**

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may





**Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit**

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit**

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.



- Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.
- Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
  - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
  - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
  - d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined



in the Access Management portion of the Land Development Code;  
and

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

**Policy 10.1.5** For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

**Policy 10.1.6** For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

<b>Net, New Average Daily Trip Generation</b>	<b>Number of Criteria That Shall Be Met</b>
50 or less	At least 1
51 to 100	At least 2
101 to 400	At least 3
401 to 1,000	At least 5
1,001 to 5,000	At least 8

## **Appendix B**

### **Land Development Code Regulations**

## **DIVISION 5. SPECIAL USE PERMITS**

### **Section 30-3.22. Purpose.**

It is the intent of this division to recognize and permit certain uses and developments that require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated. It is further intended that Special Use Permits be required for developments that, because of their inherent nature, extent, and external effects, require special care in the control of their location, design, and methods of operation in order to ensure conformance with the Comprehensive Plan and this chapter.

### **Section 30-3.23. Required.**

The applicable uses listed in Article IV may be established in that zoning district only after issuance and recordation of a Special Use Permit by the City Plan Board.

### **Section 30-3.24. Review Criteria.**

No Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.
- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.
- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.



- 1 J. The hours of operation will not adversely impact adjacent properties zoned for single-family  
2 residential use.
- 3 K. Any special requirements set forth in the Land Development Code for the particular use involved are  
4 met.

5 **Section 30-3.25. Review Procedures.**

- 6 A. *Pre-application meeting.* A pre-application meeting is not required; however, the applicant is  
7 encouraged to attend a meeting with staff to review applicable procedural and regulatory  
8 requirements.
- 9 B. *Applications.* Each application shall be filed with the City Manager or designee on the form  
10 prescribed. Any incomplete applications will be returned to the applicant. The application shall  
11 include proof of having met the requirements of a neighborhood workshop as provided in this  
12 article.
- 13 C. *Staff meeting.* The applicant for a Special Use Permit shall meet with city staff to discuss the  
14 procedures and requirements and to consider the elements of the proposed use and site and the  
15 proposed site layout.
- 16 D. *Staff report.* The City Manager or designee shall submit to the City Plan Board a written report that  
17 includes analysis of the application and a recommendation based on the review criteria provided in  
18 this division.
- 19 E. *City Plan Board hearing.*
- 20 1. The City Plan Board shall consider the evidence presented in the public hearing and the written  
21 report submitted by the City Manager or designee and shall act on the application based on the  
22 review criteria provided in this division.
- 23 2. Action on the application shall be one of the following:
- 24 a. Approval;
- 25 b. Approval subject to conditions; or
- 26 c. Denial, with a statement of the reasons for denial.
- 27 F. *Effect of denial or withdrawal.* No application for a Special Use Permit may be submitted within two  
28 years after the date of denial or withdrawal of a request for the same use for the same property.  
29 The City Plan Board may waive this time limitation by the affirmative vote of five members, provided  
30 30 calendar days have elapsed and provided the City Plan Board deems such action necessary to  
31 prevent an injustice.
- 32 G. *Amended application.* Amendment of an application may be allowed at any time prior to or during  
33 the public hearing, provided that no such amendment shall be such as to make the case different  
34 from its description in the notice of public hearing. If the amendment is requested by the applicant  
35 after notice of the hearing has been given and such amendment is at variance with the information  
36 set forth in the notice, then the applicant shall pay an additional fee in the same amount as the  
37 original fee for amended public notice. If the amended notice can be mailed at least 10 calendar  
38 days prior to the hearing originally scheduled, the hearing on the amended petition may be held on  
39 that date; otherwise, the chairperson shall announce at the public hearing that the hearing will be  
40 continued to a future meeting with proper public notice.

1 **Section 30-3.26. Effect and Limitations.**

- 2 A. *Effect.* Special Use Permits, including any permit conditions, shall run with the land and shall be  
3 binding on the original applicant as well as any successors or assigns.
- 4 B. *Modifications.* After approval and issuance of a Special Use Permit, the following situations are  
5 allowed only with the review and issuance of a new Special Use Permit:
- 6 1. A change in the boundaries of the approved site.
- 7 2. A change from the approved use.
- 8 3. Either an increase of 10% or more or incremental increases that total 10% or more in the floor  
9 area or number of parking spaces as approved.
- 10 4. Substantial changes in the approved location of principal or accessory structures.
- 11 5. Structural alterations significantly affecting the basic size, form, style, ornamentation, and  
12 appearance of principal or accessory structures as shown on the approved plans.
- 13 6. Substantial changes in approved pedestrian or vehicular access or circulation.
- 14 7. Substantial change in the approved amount or location of landscape screens or buffers.
- 15 C. *Expiration.* Special Use Permits shall expire 12 months after the date of approval unless, at that  
16 time, the authorized use has commenced or development at the site is continuing in good faith with  
17 an active building permit. At the request of the applicant and for good cause shown, the City Plan  
18 Board may extend the time of the permit's expiration for good cause shown and if not in conflict  
19 with any other provision of this chapter.
- 20 D. *Abandonment.* On request of the permit holder, the City Manager or designee may approve the  
21 abandonment of a Special Use Permit provided no construction has begun. In addition, if the use  
22 allowed by a Special Use Permit has been abandoned for a continuous period of 12 months, the  
23 permit shall be void. The process to determine whether a use has been abandoned shall be the  
24 same as that provided for nonconforming uses in Article X.
- 25 E. *Revocation.* If any conditions of an issued Special Use Permit are violated, the City Plan Board may,  
26 after giving proper notice to the permit holder, revoke the permit at a public hearing. The permit  
27 may be reinstated by the City Manager or designee if the circumstances leading to the revocation  
28 are corrected.
- 29

30 **DIVISION 6. WELLFIELD PROTECTION SPECIAL USE PERMIT**

31 **Section 30-3.27. Purpose.**

- 32 A. This division is established for the purpose of protecting the immediate and long-term supply of  
33 potable water in the community by creating a permit procedure for uses and developments within  
34 the Murphree Wellfield Protection Zones (also known as Murphree Wellfield Management Zones) as  
35 delineated in the Alachua County Code of Ordinances, as may be amended from time to time, and to  
36 provide the standards by which the applications for permits for uses and development shall be  
37 evaluated.
- 38 B. It is further intended that wellfield protection permits or wellfield protection Special Use Permits be  
39 required for developments that require special care in the control of their location, design, and

D. *Multi-family developments.*

1. *Generally.* Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.
2. *Abutting single-family property.* All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned development district with predominantly residential uses shall comply with the following regulations:
  - a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.
  - b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.
  - c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between multi-family development and properties zoned for single-family use.
  - d. Parking lots and driveways located in the area between multi-family and abutting single-family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.
  - e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a Type B landscape buffer shall separate multi-family residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing authority may authorize the use of a fence and/or additional landscape buffer area to substitute for the required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing authority may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.
  - f. The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.
3. *Bedroom limit.* Maximum number of bedrooms in multi-family developments located within the University of Florida Context Area.
  - a. Multi-family developments shall be limited to a maximum number of bedrooms based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.
  - b. If additional density is approved through a Special Use Permit, then the multiplier is applied to the total approved density inclusive of any additional units approved by Special Use Permit.

## **Appendix C**

### **Application Documents**

**APPLICATION FOR SPECIAL USE PERMIT**  
**Planning & Development Services**

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ \_\_\_\_\_  
Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Account No. 001-660-6680-3401 [ ]  
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]  
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ ]

*Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.*

Name of Owner(s) (please print)	
Name: PauZel, LLC & Tricep, Inc.	
Address: 1605 NW 22nd Street	
Gainesville, FL	
Phone: See agent	Fax:
Owner's Signature:	
(If additional owners, please include on back)	

Applicant(s)/Agent(s), if different	
Name: CHW	
Address: 11801 Research Dr.	
Alachua, FL 32615	
Phone: 352-331-1976	Fax:

<b>PROPERTY INFORMATION:</b> (Information below applies to property for which a Special Use Permit is being requested.)
Street address: Parcels located between NW 2nd Avenue and W. University Avenue, east of NW 17th Street
Tax parcel no(s): 14971 through 14973, 15018, 15020, 15022, 15024, 15024-1, 15025, 15026, and 15027
Legal description (use separate sheet, if needed): See attachment in package

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant:  Date: 4/23/2019

**Certified Cashier's Receipt:**



A Special Use Permit is requested pursuant to Section 30-4.13., Subsection \_\_\_\_\_, Paragraph 6, of the Land Development Code, City of Gainesville, to allow the following use:  
Increase residential density for parcels within to U8 District to 80 units per acre.

A preliminary site plan (is) is not required and (is) is not attached.

Existing zoning classification: U5/U8 Existing land use designation: MUR/UMU

Existing use of property: A variety of nonresidential uses including restaurants, retail, and post office

<b>SURROUNDING PROPERTY INFORMATION:</b> (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
North	U5/U8	MUR/UMU	Multi-family housing
South	ED/W University Ave. R.O.W.	E/W University Ave. R.O.W.	University of Florida/W University Ave R.O.W.
East	U5/U8	MUR/UMU	Nonresidential uses including coffee shop and church
West	PD/U8	MUR/UMU	Multi-family housing and nonresidential uses (ie. bars)

**TO THE APPLICANT:** (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature:  Date: 4/23/2019

Name of Owner (please print)	
Name: PauZel, LLC & Tricep, Inc.	
Address: 1605 NW 22nd Street	
Gainesville, FL	
Phone: See agent	Fax:
Owner's Signature:	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name: SCHNELL & SHERRON & SMYSOR	
Address: 1605 NW 22nd Street	
Gainesville, FL 32605	
Phone: See agent	Fax:
Owner's Signature:	

See separate sheet for additional owners

Reference: Chapter 30, Land Development Code  
 City Code of Ordinances, Article VII, Division 5

Name of Owner (please print)	
Name: ID2 Inc.	
Address: 1624 NW 1st Avenue	
Gainesville, FL 32603	
Phone: See agent	Fax:
Owner's Signature:	

Name of Owner (please print)	
Name: Florand Research Foundation, Inc.	
Address: 2735 SW 5th Place	
Gainesville, FL 32607	
Phone: See agent	Fax:
Owner's Signature:	

Name of Owner (please print)	
Name: Edward Martin	
Address: 828 SW 80th Terrace	
Gainesville, FL 32607	
Phone: See agent	Fax:
Owner's Signature:	

## PROPERTY OWNER AFFIDAVIT

Owner Name: PauZel, LLC & Tricep Inc.			
Address: 1605 NW 22nd Street Gainesville, FL		Phone: See agent	
Agent Name: CHW			
Address: 11801 Research Dr. Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14971 through 14973, 15024-1, 15025, 15026, and 15027			
Acreage: ±1.97 acres	S: 06	T: 10	R: 20
Requested Action: Special Use Permit Application			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.


Property owner signature: PauZel LLC by Patricia S. Schnell  
 Printed name: PauZel LLC by Patricia S. Schnell-manager

Date: 4-17-19  
state of Florida  
County of Alachua

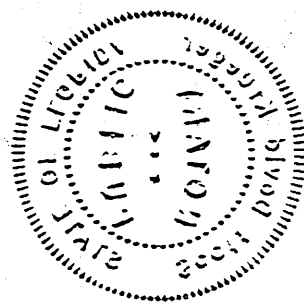
The foregoing affidavit is acknowledged before me this 15<sup>th</sup> day of April, 2019, by Patricia Schnell, who is/are Personally Known as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida  
 Scott David Krieger  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# GG110321  
 Expires 6/27/2021








Scott David Rogers  
NOTARY PUBLIC  
STATE OF FLORIDA  
Commission Expires 01/01/2010



# PROPERTY OWNER AFFIDAVIT

Owner Name: SCHNELL & SHERRON & SMYSOR			
Address: 1605 NW 22nd Street Gainesville, FL 32605		Phone: See agent	
Agent Name: CHW			
Address: 11801 Research Dr. Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 15022-000-000			
Acreage: ±0.12 acres	S: 06	T: 10	R: 20
Requested Action: Special Use Permit Application			
<p><b>I hereby certify that:</b> I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: <u>Patricia S. Schnell</u></p> <p>Printed name: <u>Patricia S. Schnell</u></p> <p>Date: <u>4-17-19</u></p> <p><u>State of Florida</u> <u>County of Alachua</u></p> <p>The foregoing affidavit is acknowledged before me this <u>17<sup>th</sup></u> day of <u>April</u>, 20<u>19</u>, by <u>Patricia S. Schnell</u>, who is/<del>are</del> personally known to me, or who has/<del>have</del> produced <u>Personally known</u> as identification.</p> <p>NOTARY SEAL <u>[Signature]</u></p> <p>Signature of Notary Public, State of <u>Florida</u></p> <div><p>Scott David Krueger NOTARY PUBLIC STATE OF FLORIDA Comm# GG110321 Expires 6/27/2021</p></div>			

NOTARIAL PUBLIC STATE OF FLORIDA

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the State of Florida.

Witness my hand and the seal of my office this 1st day of January, 1902.



David Ferguson  
Notary Public  
State of Florida  
Commission Expires 01/01/02



## PROPERTY OWNER AFFIDAVIT

Owner Name: ID2 Inc.			
Address: 1624 NW 1st Avenue Gainesville, FL 32603		Phone: See agent	
Agent Name: CHW			
Address: 11801 Research Dr. Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 15020-000-000			
Acreage: ±0.25 acres		S: 06	T: 10 R: 20
Requested Action: Special Use Permit Application			

**I hereby certify that:** I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: \_\_\_\_\_

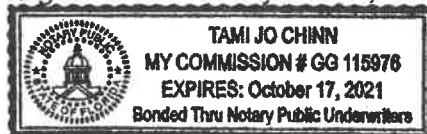
Printed name: \_\_\_\_\_

Date: \_\_\_\_\_

The foregoing affidavit is acknowledged before me this 16<sup>th</sup> day of April, 2019, by Ronald A. DeFilippo, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.


NOTARY SEAL \_\_\_\_\_

Signature of Notary Public, State of FL



# PROPERTY OWNER AFFIDAVIT

Owner Name: Florand Research Foundation, Inc.			
Address: 2735 SW 5th Place Gainesville, FL 32607		Phone: See agent	
Agent Name: CHW			
Address: 11801 Research Dr. Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 15018-000-000			
Acreage: ±0.21 acres		S: 06	T: 10 R: 20
Requested Action: Special Use Permit Application			
<p><b>I hereby certify that:</b> I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: <u>CHT</u></p> <p>Printed name: <u>Charles T Gilbreath</u></p> <p>Date: <u>4-17-19</u></p> <p>The foregoing affidavit is acknowledged before me this <u>17<sup>th</sup></u> day of <u>April</u>, 20<u>19</u> by <u>Charles T Gilbreath</u>, who is/are personally known to me, or who has/have produced _____ as identification.</p> <p>NOTARY SEAL <u>Herbert M Webb</u></p> <p>Signature of Notary Public, State of <u>FLORIDA</u></p>			



Notary Public State of Florida  
Herbert M Webb  
My Commission FF 923990  
Expires 10/04/2019

## PROPERTY OWNER AFFIDAVIT

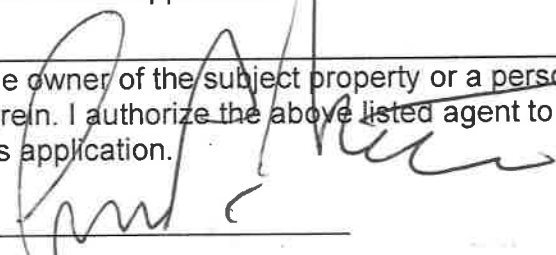


Owner Name: EDWARD MARTIN			
Address: 828 SW 80th Terrace Gainesville, FL 32607		Phone: See agent	
Agent Name: CHW			
Address: 11801 Research Dr. Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 15024-000-000			
Acreage: ±0.12 acres		S: 06	T: 10 R: 20
Requested Action: Special Use Permit Application			
<b>I hereby certify that:</b> I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: 			
Printed name: <u>Edward Martin</u>			
Date: <u>4/18/19</u>			
The foregoing affidavit is acknowledged before me this <u>18</u> day of <u>April</u> , 20 <u>19</u> , by <u>Edward Martin</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
		NOTARY SEAL 	
DENISE LOWRY HUTSON Commission # GG 250418 Expires December 12, 2022 Bonded Thru Budget Notary Services		Signature of Notary Public, State of <u>FL</u>	

EXHIBIT C-3

**Mailed Memorandum**

**To:** Neighbors adjacent to the NW 1<sup>st</sup> Avenue and NW 17th Street intersection

PN# 18-0419

**From:** Craig Brashier, AICP, Director of Planning

**Date:** Monday, April 1, 2019

**RE:** Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Development Plan and Special Use Permit application on ±3 acres (Alachua County Tax Parcel 14971, 14972, 14973, 15018, 15020, 15022, 15024, 15024-1, 15025, 15026, & 15027) for multi-family residential up to 75 units per acre in the U5 District and up to 80 units per acre in the U8 District with retail sales and service. The site is located on parcels between W University Avenue and NW 2nd Avenue, east of NW 17th Street.

**Date:** Tuesday, April 16, 2019

**Time:** 6:00 p.m.

**Place:** Ballroom Room  
The Holiday Inn University Center  
1250 W. University Avenue,  
Gainesville, FL 32601

**Contact:** Craig Brashier, AICP  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.



## Mailing Labels

**Neighborhood Workshop Notice**

14888-000-000 908 University Ave  
1542 UNIVERSITY AVE LLC  
3600 NW 43RD ST STE E-2  
GAINESVILLE FL 32606

**Neighborhood Workshop Notice**

15028-000-000 908 University Ave  
CHRISTIAN STUDY CENTER OF  
GAINESVILLE  
112 NW 16TH ST  
GAINESVILLE FL 32603-1827

**Neighborhood Workshop Notice**

14938-000-000 908 University Ave  
DOTY KEITH L  
316 NW 17TH ST  
GAINESVILLE FL 32603-1615

**Neighborhood Workshop Notice**

15018-000-000 \*\*\* 908 University Ave  
FLORAND RESEARCH FOUNDATION  
2735 SW 5TH PL  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

14976-001-000 908 University Ave  
GATOR GOLD COAST LLC  
5308 NW 14TH AVE  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14963-000-000 908 University Ave  
HERRINGTON PROPERTIES III LLC  
313 NW 114TH WAY  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

15033-000-000 908 University Ave  
KLEIN JOHN  
PO BOX 14625  
GAINESVILLE FL 32604

**Neighborhood Workshop Notice**

14971-000-000 \*\*\* 908 University Ave  
PAUZEL LLC & TRICEP INC  
1605 NW 22ND ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

15022-000-000 \*\*\* 908 University Ave  
SCHNELL & SHERRON & SMYSOR  
1605 NW 22ND ST  
GAINESVILLE FL 32605-3941

**Neighborhood Workshop Notice**

14887-000-000 908 University Ave  
UNIVERSITY OF FLORIDA BOARD OF  
TRUSTEES  
PO BOX 113100  
GAINESVILLE FL 32611

**Neighborhood Workshop Notice**

14939-001-000 908 University Ave  
BUFFINGTON STEPHEN D & K RENA  
1715 NW 3RD PL  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14871-000-000 908 University Ave  
COLLEGE PARK APARTMENTS OF  
GAINESVILLE  
303 NW 17TH ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14886-000-000 908 University Ave  
EPISCOPAL CHURCH OF THE  
INCARNATION  
1522 W UNIVERSITY AVE  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14969-000-000 908 University Ave  
FLORIDA BAPTIST CONVENTION INC  
BAPTIST STUDENT CENTER  
1604 W UNIVERSITY AVE  
GAINESVILLE FL 32603-1840

**Neighborhood Workshop Notice**

15030-000-000 908 University Ave  
GREENE JOE E TRUSTEE  
1958 SW 69TH DR  
GAINESVILLE FL 32607-3783

**Neighborhood Workshop Notice**

15032-000-000 908 University Ave  
ID2 INC  
30 SOUTH ATLANTIC AVE  
ORMOND BEACH FL 32176

**Neighborhood Workshop Notice**

14875-000-000 908 University Ave  
LOOKING GLASS APARTMENTS LLC  
2811 NW 58TH BLVD  
GAINESVILLE FL 32606-6457

**Neighborhood Workshop Notice**

14970-000-000 908 University Ave  
PREVESTA UFB LLC  
7280 W PALMETTO PARK RD STE 105  
BOCA RATON FL 33433

**Neighborhood Workshop Notice**

14978-000-000 908 University Ave  
ST AUGUSTINE CHURCH & STUDENT  
CENTER  
1738 W UNIVERSITY AVE  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14937-000-000 908 University Ave  
WALTERS & WALTERS  
PO BOX 796  
MILTON FL 32572-0796

**Neighborhood Workshop Notice**

14976-000-000 908 University Ave  
CFT LLC % THOMAS J CONE  
2405 NW 23RD TER  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14872-001-000 908 University Ave  
COOPER CURTIS R & MONICA A  
412 NE 13TH AVE  
GAINESVILLE FL 32601-4323

**Neighborhood Workshop Notice**

14975-000-000 908 University Ave  
FIRST GAINESVILLE % GAINESVILLE  
REAL MGMT CO  
PO BOX 358778  
GAINESVILLE FL 32635-8778

**Neighborhood Workshop Notice**

14977-000-000 908 University Ave  
GATOR CITY INVESTMENTS INC  
PO BOX 14077  
GAINESVILLE FL 32604

**Neighborhood Workshop Notice**

14960-000-000 908 University Ave  
HEFLIN PHILLIP H  
PO BOX 13895  
GAINESVILLE FL 32604-1895

**Neighborhood Workshop Notice**

15020-000-000 \*\*\* 908 University Ave  
IDA INC  
1624 NW 1ST AVE  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

15024-000-000 \*\*\* 908 University Ave  
MARTIN EDWARD  
828 SW 80TH TER  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

15031-000-000 908 University Ave  
RADAR ADVENTURES INC  
30 SOUTH ATLANTIC AVE  
ORMOND BEACH FL 32176

**Neighborhood Workshop Notice**

15505-050-000 908 University Ave  
UF PLANNING DESIGN & CONSTRUCTION  
245 GALE LEMERAND  
PO BOX 115050  
GAINESVILLE FL 32611-5050

Neighborhood Workshop Notice  
5th Avenue  
ROBERTA PARKS  
616 NW 8 ST  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice  
CITY OF GAINESVILLE  
ATTN: MIKE HOGE  
PO BOX 490 MS 11  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Azalea Trails  
MARIE SMALL  
1265 SE 12 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Black Acres/Black Pines  
REGINA HILLMAN  
506 NW 30 STREET  
GAINESVILLE, FL 32607

b

Neighborhood Workshop Notice  
Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Carol Estates South  
BECKY RUNNESTRAND  
1816 NE 16 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Cedar Grove II  
HELEN HARRIS  
1237 NE 21 ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
Creekwood  
HELEN SCONYERS  
2056 NW 55 BLVD.  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Debra Heights  
SARAH POLL  
PO BOX 14198  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice  
Northwood at Possum Creek  
WES WHEELER  
4728 NW 37 WAY  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Duval  
GILBERT S MEANS, SR  
PO BOX 7  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
Edgewood Hills  
BONNIE O'BRIAN  
2329 NW 30 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Elizabeth Place  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
LEE NELSON  
DIRECTOR OF REAL ESTATE – UF  
PO BOX 113135  
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice  
Gateway Park  
HAROLD SAIVE  
1716 NW 10 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
Greater Northeast Community  
MIRIAM CINTRON  
915 NE 7 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Grove Street  
MARIA HUFF-EDWARDS  
1102 NW 4 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice  
Hibiscus Park  
CAROL BISHOP  
2616 NW 2 AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
Hidden Lake  
GEORGE KASNIC  
2116 NW 74 PL  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Kensington Park  
MAXINE HINGE  
5040 NW 50 TER  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice  
Kingswood Court  
BARBARA KELLEHER  
5350 NW 8 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Kirkwood  
JANE BURMAN-HOLTON  
701 SW 23 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Lamplighter  
LARRY NICHOLSON (PROP MGR)  
5200 NE 50 DR  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
Landmark Woods  
JACK OSGARD  
4332 NW 12 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Landmark Woods  
PETER JANOSZ  
3418 NW 37 AVENUE  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Woodland Terrace  
PETER PRUGH  
207 NW 35 ST  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Lincoln Estates  
DORIS EDWARDS  
1040 SE 20 ST  
GAINESVILLE, FL 32601

**Neighborhood Workshop Notice**

Mason Manor  
JOANNA LEATHERS  
2550 NW 13 AVE  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Mill Pond  
HAROLD HANEL  
309 NW 48 BLVD  
GAINESVILLE, FL 32607

**Neighborhood Workshop Notice**

North Lincoln Heights  
ANDREW LOVETTE SR.  
430 SE 14 ST  
GAINESVILLE, FL 32601

**Neighborhood Workshop Notice**

Northwood  
SUSAN W WILLIAMS  
P.O. BOX 357492  
GAINESVILLE, FL 32653

**Neighborhood Workshop Notice**

Northeast Neighbors  
SHARON BAUER  
1011 NE 1 AVE  
GAINESVILLE, FL 32601

**Neighborhood Workshop Notice**

Northwest Estates  
VERN HOWE  
3710 NW 17 LN  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Oakview  
DEBRA BRUNER  
914 NW 14 AVE  
GAINESVILLE, FL 32601

**Neighborhood Workshop Notice**

Phoenix  
APRIL JONES  
3214 SW 26 TERR, APT B  
GAINESVILLE, FL 32608

**Neighborhood Workshop Notice**

Appletree  
JUDITH MORROW  
3616 NW 54 LANE  
GAINESVILLE, FL 32653

**Neighborhood Workshop Notice**

Pine Park  
DELORES BUFFINGTON  
721 NW 20 AVE  
GAINESVILLE, FL 32609

**Neighborhood Workshop Notice**

Kirkwood  
KATHY ZIMMERMAN  
1127 SW 21 AVE  
GAINESVILLE, FL 32601

**Neighborhood Workshop Notice**

Pleasant Street  
DOTTY FAIBISY  
505 NW 3 ST  
GAINESVILLE, FL 32601

**Neighborhood Workshop Notice**

Porters Community  
GIGI SIMMONS  
712 SW 5 ST  
GAINESVILLE, FL 32601

**Neighborhood Workshop Notice**

Rainbows East  
JOE THOMAS  
5014 NW 24 TER  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Rainbows End  
SYLVIA MAGGIO  
4612 NW 21 DR  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Raintree  
RONALD BERN  
1301 NW 23 TER  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Ridgeview  
ROB GARREN  
1805 NW 34 PL  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Ridgewood  
KERRI CHANCEY  
1310 NW 30 ST  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Royal Gardens  
DOUGLAS BURTON  
2720 NW 27 PL  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Shadow Lawn Estates  
CONNIE SPITZNAGEL  
3521 NW 35 PL  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

South Black Acres  
DEANNA MONAHAN  
14 SW 32 ST  
GAINESVILLE, FL 32607

**Neighborhood Workshop Notice**

Southeast Evergreen Trails  
MAUREEN RESCHLY  
1208 SE 22 AVE  
GAINESVILLE, FL 32641

**Neighborhood Workshop Notice**

Springhill/Mount Olive  
VIVIAN FILER  
1636 SE 14 AVE  
GAINESVILLE, FL 32641

**Neighborhood Workshop Notice**

Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Stephen Foster  
ROBERT PEARCE  
714 NW 36 AVE  
GAINESVILLE, FL 32609

**Neighborhood Workshop Notice**

Suburban Heights  
BETH GRAETZ  
4321 NW 19 AVE  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Sugarfoot Community/Anglewood  
KELLY AISSSEN  
4306 SW 5 AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing  
PETER REBMAN  
3656 NW 68 LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn  
ATTN: URBAN DIRECTOR  
4055 NW 86 BLVD  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PLACE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village  
BRUCE DELANEY  
1710 NW 23 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights  
MARCIA GREEN  
2215 NW 21 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge  
BERNADINA TUCKER  
721 NW 20 AVENUE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval  
JUANITA MILES HAMILTON  
2419 NE 8 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community  
GIGI SIMMONS  
712 SW 5 STREET  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board  
VICK McGRATH  
3700 NE 53 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida  
LINDA DIXON  
PO BOX 115050  
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park  
ROBERT MOUNTS  
1639 NW 11 RD  
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank  
LAUDE ARNALDI  
13840 W NEWBERRY RD  
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park  
RICHARD DOTY  
2158 NW 5 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc  
SANDRA WATTS KENNEDY  
514 NW 31 LANE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association  
PENNY WHEAT  
2530 SW 14 DR  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE  
% BRAXTON LINTON  
1907 SE HAWTHORNE RD  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653

## Newspaper Advertisement





## **Workshop Presentation**



## 908 Group Mixed-Use Development W. University Avenue Special Use Permit (SUP) and Development Plan Applications

Neighborhood Workshop  
April 16, 2019

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### Workshop Overview



#### The purpose of the neighborhood workshop:

- The City of Gainesville requires **Development Plan and Special Use Permit applicants** to host a neighborhood workshop;
- The purpose is to **inform neighbors** of the proposed development's nature and to get feedback early in the development process; and
- This workshop provides the applicant with an opportunity to **mitigate concerns** early in the application process.

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# Public Notification



## MEMORANDUM



**To:** Neighbors adjacent to the NW 1<sup>st</sup> Avenue and NW 17<sup>th</sup> Street Intersection PNH 18-0419  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** Monday, April 1, 2019  
**RE:** Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Development Plan and Special Use Permit application on 23 acres (Alachua County Tax Parcel 14971, 14972, 14973, 15018, 15020, 15022, 15024, 15024-1, 15025, 15026, & 15027) for multi-family residential up to 75 units per acre in the US District and up to 80 units per acre in the US District with retail sales and service. The site is located on parcels between W University Avenue and NW 2<sup>nd</sup> Avenue, east of NW 17<sup>th</sup> Street.

**Date:** Tuesday, April 16, 2019

**Time:** 6:00 p.m.

**Place:** Ballroom Room  
 The Holiday Inn University Center  
 1250 W. University Avenue,  
 Gainesville, FL 32601

**Contact:** Craig Brashier, AICP  
 (352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

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 © 2018 CHW Inc. All rights reserved. CHW Inc., 1000 University Avenue, Gainesville, FL 32601

www.chw-inc.com



## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Development Plan and Special Use Permit application on 23 acres (Alachua County Tax Parcel 14971, 14972, 14973, 15018, 15020, 15022, 15024, 15024-1, 15025, 15026, & 15027) for multi-family residential up to 75 units per acre in the US District and up to 80 units per acre in the US District with retail sales and service. The site is located on parcels between W University Avenue and NW 2<sup>nd</sup> Avenue, east of NW 17<sup>th</sup> Street.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

**Time:** 6:00pm on Tuesday, April 16, 2019

**Location:** Ballroom Room at The Holiday Inn University Center, 1250 W. University Avenue, Gainesville, FL 32601.

**Contact:** Craig Brashier, AICP

**Phone Number:**

(352) 331-1976



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# Application Review Process



First-Step Meeting	April 3, 2019
Neighborhood Workshop	April 16, 2019
Submit Special Use Permit (SUP) Application	April 22, 2019
City Plan Board Public Hearing	June / July 2019
Submit Development	

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## Intent of Applications



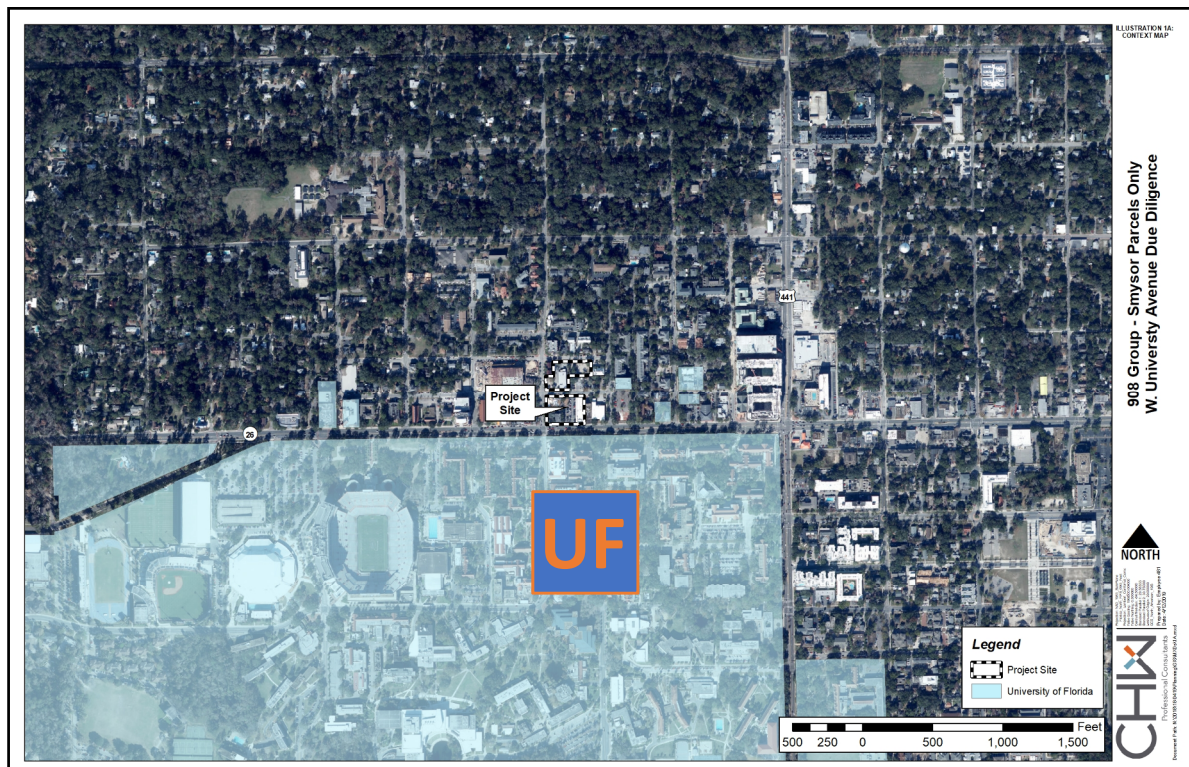
### Request:

- **Special Use Permit Application**
  - Allow a maximum of 80 units per acre in the U8 Zoning District
- **Development Plan Application**
  - To develop a mixed-use project with first floor non-residential uses, ground level parking, parking garage, and multi-family residential units.
  - Maximum of 219 units
  - $\pm 20,000$  sq. ft. of Retail and Restaurant uses

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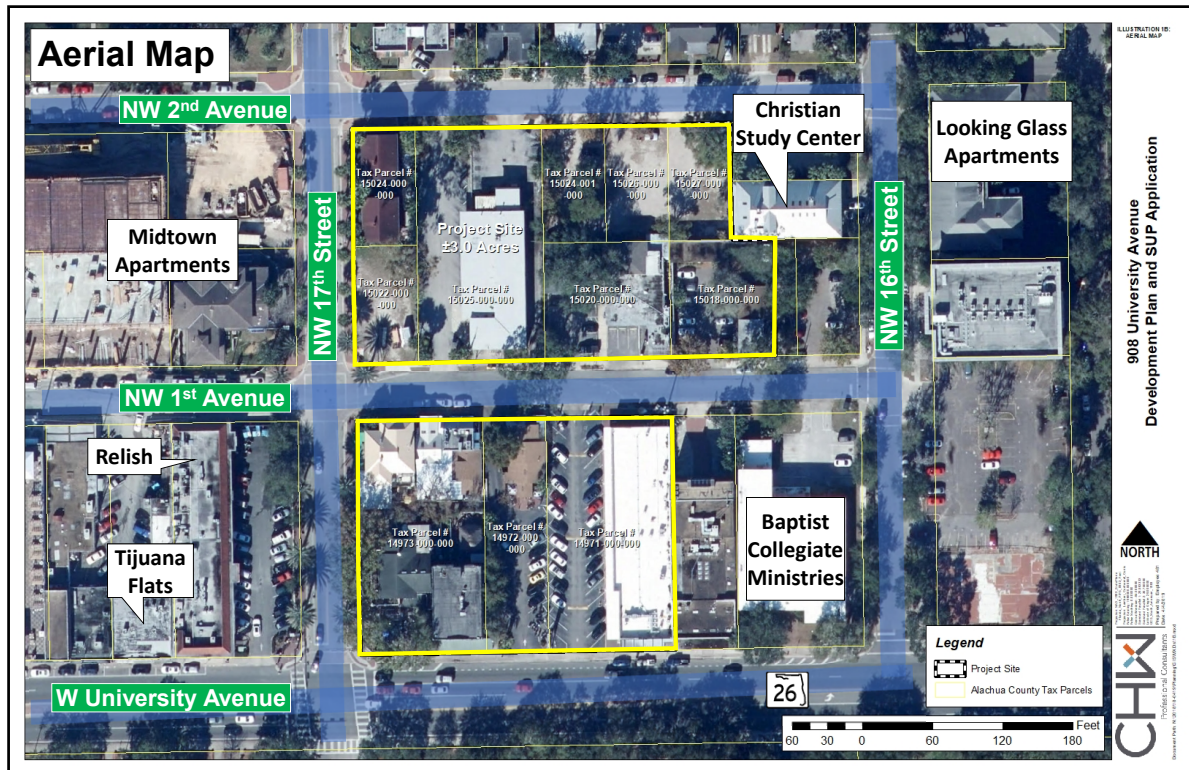
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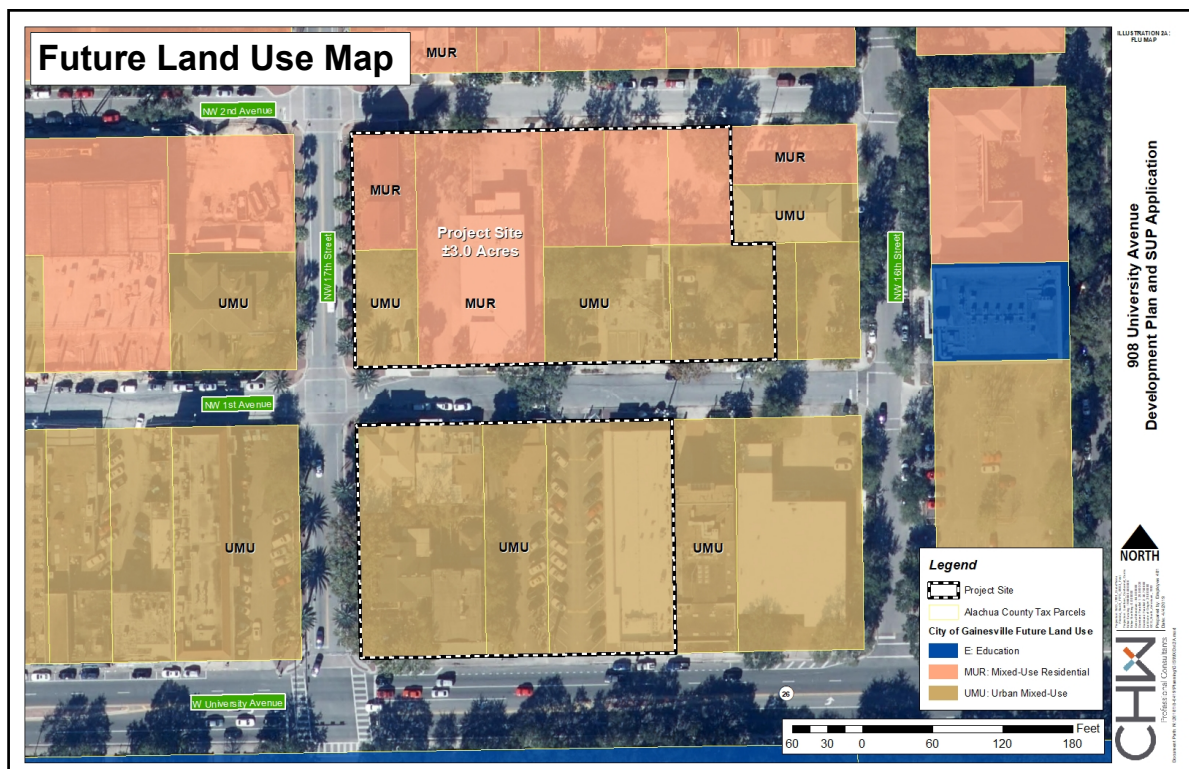


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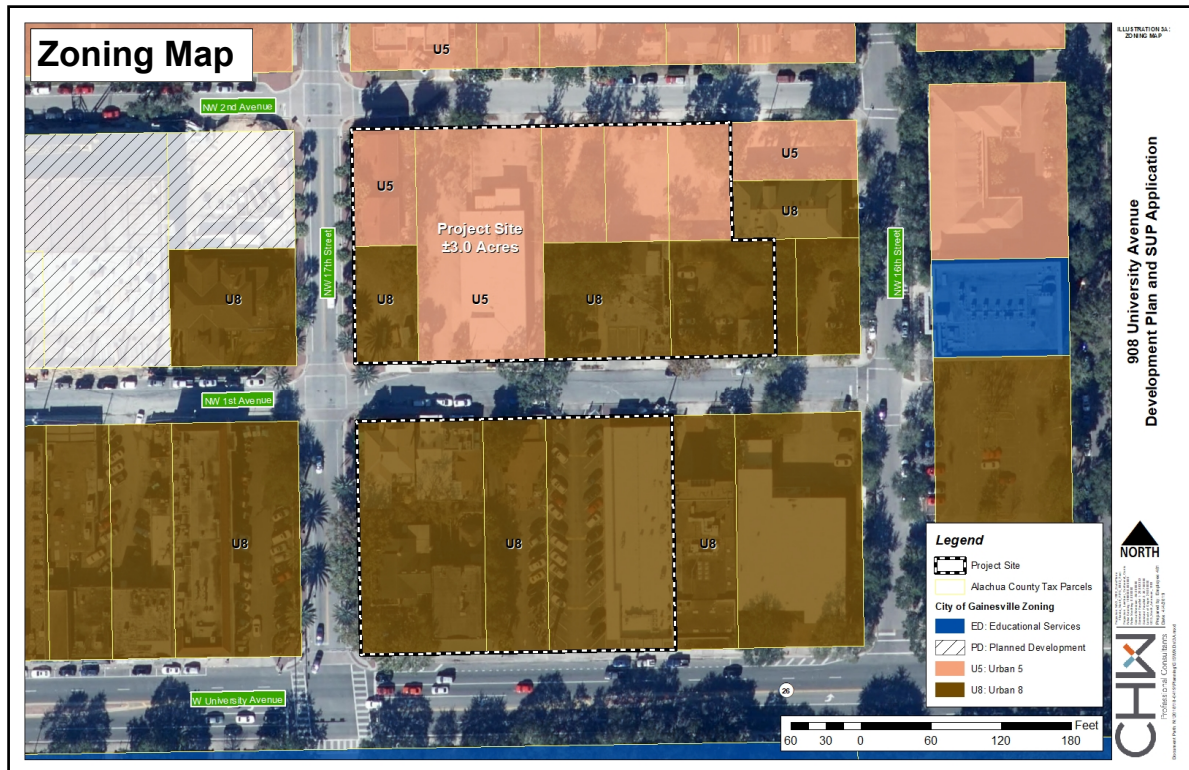




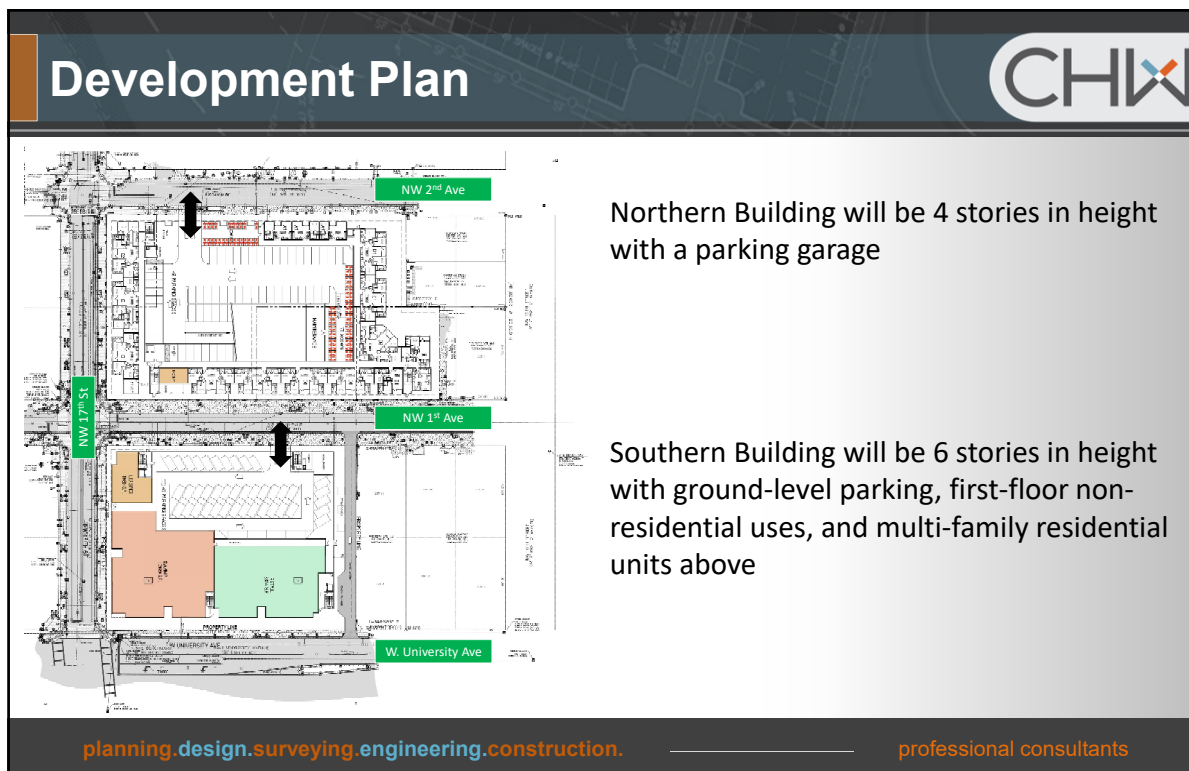
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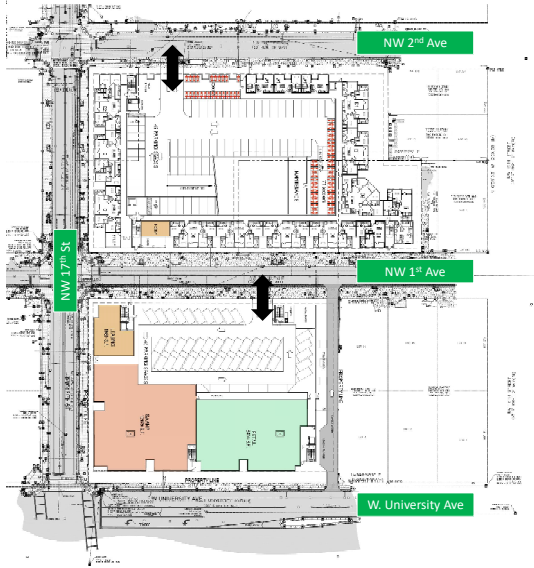
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## Development Plan



Garage parking is available to tenants in both buildings.

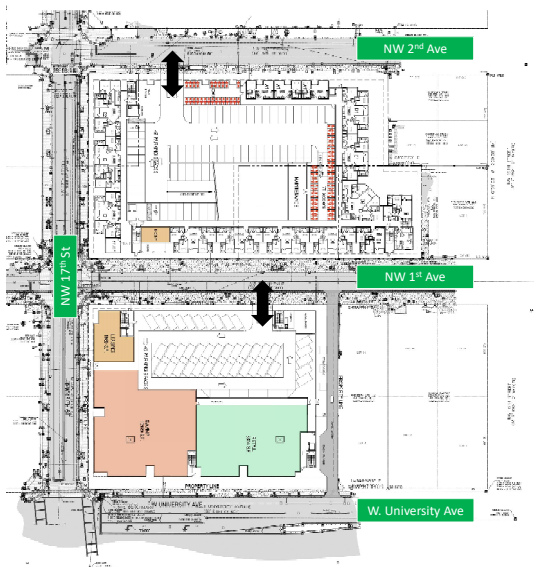
Clubhouse and amenities are located in the southern building and are available to tenants in both buildings.

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## Development Plan



No parking is required for the U8 Zoning District. Only 110 parking spaces are required for this project by the City's LDC standards.

Approximately 200 automobile parking spaces will be provided in the project. An additional 60-70 scooter spaces will be provided.

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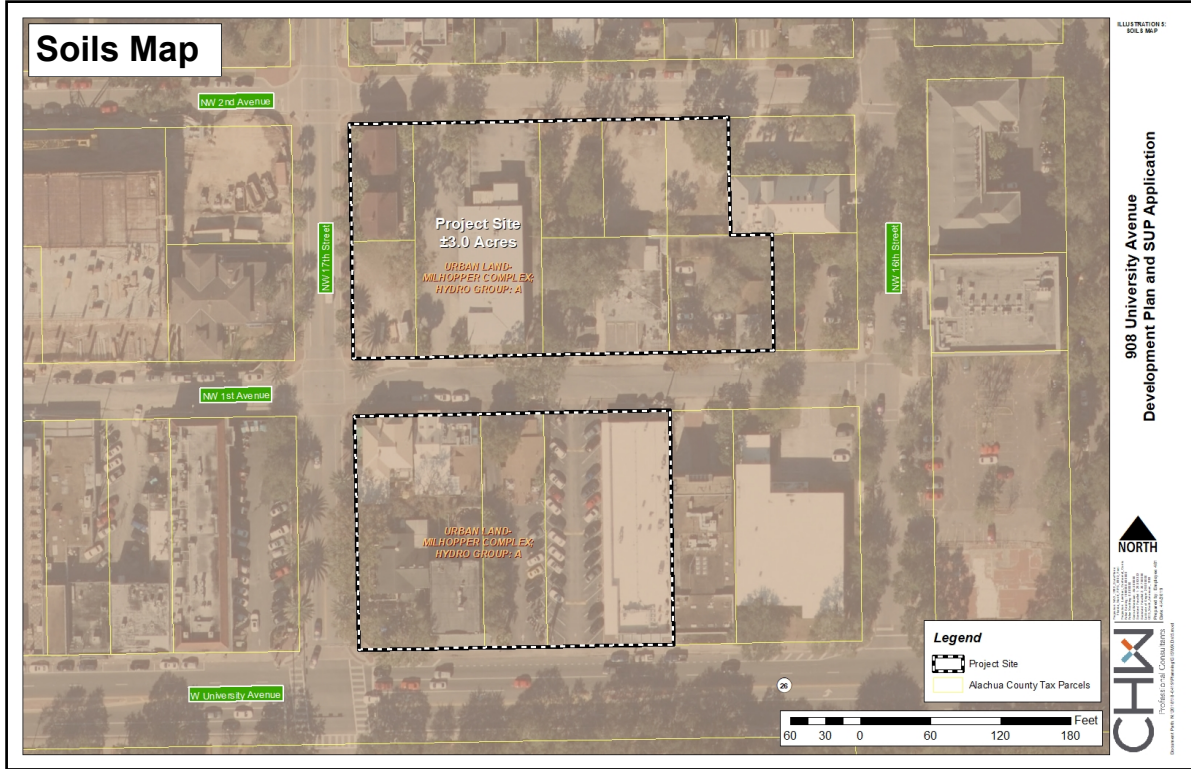




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## Sign-In Sheet



## SIGN-IN SHEET

908 Group University Avenue  
18-0419



**Event:** Neighborhood Workshop  
**Date/Time:** April 16, 2019 at 6 PM  
**Place:** The Holiday Inn University Center, Ballroom Room, 1250 W University Avenue, Gainesville, FL 32601  
**Re:** 908 Group University Avenue – Special Use Permit (SUP) Application

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	DAVID KALIFF	Rgt1195@aol.com	David Kaliff
2	AMY BAILEY	AMY@LuxuryTravelINSTITUTE.COM	Amy Bailey
3	LINDA DIXON	UF-PD L <sup>ldixon@ufl.edu</sup>	Linda Dixon
4	Trevor Schneider	UF OFFICE OF Real Estate 720 SW 2nd Ave	Trevor Schneider
5	Jacob Berkowitz	2274 Museum Rd	Jacob Berkowitz
6	Robert Mounts	1639 NW 11th Road Gainesville, FL 32605	Robert Mounts
7	Hannah Peery	2718 W University ave	Hannah Peery
8	Harrison Smajovitz	311 SW 13th St Gainesville, FL 32601	Harrison Smajovitz
9	Robert Anderson	205 SE 16th Ave Apt 21H Gainesville FL 32601	Robert Anderson
10	Alana Wilson	205 SE 16th Ave Apt 21H Gainesville, FL 32601	Alana Wilson
11	Melanie Bara	216 NE 5th St Gainesville FL 32601	Melanie Bara
12	Clay Kullman	111 NW 16th street Gainesville, FL 32603	Clay Kullman
13	Ryan Prodesky	1642 W University Ave. Gainesville, FL 32603	Ryan Prodesky

14	7-212 NEFM	PO 13895 - 32604	MAH/hi
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## Workshop Minutes

# NEIGHBORHOOD WORKSHOP MEETING MINUTES

908 Group University Avenue (18-0419)

Special Use Permit (SUP) Application



**Date:** April 16, 2019

**Location:** The Holiday Inn University Center, Ballroom Room, 1250 W University Avenue, Gainesville, FL 32601

**Notes by:** Celeste Lau

Recorded and transcribed by CHW staff.

CHW Attendees – Craig Brashier, AICP; Gerry Dedenbach, AICP; Ryan Thompson, AICP; Celeste Lau

Client Attendees – 2

Public Attendees – 14

**Question:** What do you need the Special Use Permit (SUP) for?

**Response:** The project is within the U5 and U8 Zoning Districts of the City. Within the U8 District, an additional 20 units per acre can be achieved with the SUP. The portions of the development within the U5 district will develop consistent with the 75 units per acre density.

**Question:** What are you offering the City in order to get a SUP?

**Response:** The U8 District allows for applicants to achieve additional density with the use of a SUP. The proposed development is consistent with the adopted Comprehensive Plan and promotes the goals, objectives, and policies of the Comprehensive Plan, i.e. infill redevelopment, multi-modal transportation options, increased density in the UF Context Area, etc. The proposed project is also consistent with the City's recently adopted form based code and transect areas. Additionally, along certain street frontages, the sidewalks may be expanded from current conditions to enhance the pedestrian area even more. Safety is a main goal and widening the sidewalks provides a safer pedestrian experience for students.

**Question:** Are you code compliant?

**Response:** Yes, the proposed development is consistent with the City LDC regulations and standards.

**Question:** Are you demolishing The Swamp, post office, and red brick quadruplex?

**Response:** Yes, those buildings will be demolished for the proposed development. Currently discussions with some of the property owners about leasing the proposed development's retail spaces are still ongoing.

**Question:** But the rent will be much higher than what they are paying now?

**Response:** The rates have not been finalized yet, but they will most likely be higher than what they are paying now due to the new amenities and Class A office space.

**Question:** Have any tenants expressed interest with re-leasing?

**Response:** Discussions with the tenants and property owners about re-leasing are still ongoing. Nothing has been finalized yet.

**Question:** Do you have a price per square footage yet for the retail portion?

**Response:** The prices are still being discussed and calculated. It will most likely be comparable to the area which is typically around \$30 per square foot.

**Question:** The quadruplex is a historic building and you guys are proposing to tear it down?

**Response:** The proposed development is not within a designated historic district of the City. The buildings are older, but they are not recognized as historic buildings by the City. There is also a 90-day delay on demolition permits when a building is older than 45 years to allow for any concerned parties to move the building if they choose so.

**Question:** Are there utilities available to the site and proposed development?

**Response:** Yes, there are available and sufficient utilities for the site and proposed development. The development will most likely connect to the underground utilities. Since NW 1<sup>st</sup> Avenue was recently renovated, any impacts to NW 1<sup>st</sup> Avenue will be repaired to return it to its existing conditions.

**Question:** Are you planning on developing at another location near Midtown?

**Response:** Currently there are no plans for another development within the area.

**Question:** Don't you think there's enough student housing already?

**Response:** 908 Group has developed another project in the City before called The Nine and that development is leased out. Our experience with The Nine and our research shows that there is still a need for student housing.

**Comment:** These apartments would be for the "rich" students?

**Response:** The University of Florida does have an affluent student base that are able to afford newly developed, higher priced apartments.

**Question:** Why can't you leave The Swamp and the brick buildings?

**Response:** The site would not be large enough for the proposed development if The Swamp and the brick buildings are taken out of the project. If those areas are not included with this development, the project would not be economically feasible.

**Question:** When do you plan on demolishing? Will this be similar to The Standard?

**Response:** The proposed development is projected to open in 2021 so demolition will most likely start in January of 2020.

**Question:** Will this development affect W University Avenue and close it down?

**Response:** Some closures on NW 1<sup>st</sup> Avenue are expected during construction; however, it would be unlikely for there to be closures on W University Avenue since it's a state road managed by FDOT.

**Question:** Any ideas for tenants for the retail portion of the development? Are all the property owners onboard? Are the tenants onboard? Will there be compensation to tenants that will have to temporarily close during construction?

**Response:** The discussions on future tenants are still ongoing at the moment and nothing has been finalized. Yes, the property owners are onboard with the proposed development. We have met and will continue to meet with the owners and tenants to discuss the possibility of leasing the nonresidential space. If the tenants choose to relocate, assistance will be provided to make sure it is a smooth transition for them.

**Comment:** The Swamp is an iconic building. People will be upset to see it go.



**Response:** We agree that The Swamp is iconic to the City and area and we hope that the property owners relocate to the development and remain in the area.

**Question:** Are any trees being saved?

**Response:** The tree study and survey are still ongoing at the moment; however, the proposed development is consistent with the City LDC mitigation and landscaping requirements.

**Question:** Will ground floor apartments have access to the streets?

**Response:** A main goal with the development is safety. Since this development is marketed towards students of the University, we feel that access to the public streets is not safe and will most likely not provide that option. However, the proposed development will be consistent with the City's requirements for public entrances along street frontages. These entrances may lead into a public area of the development as opposed to individual units.

**Question:** Is this limited to student housing only?

**Response:** The proposed development is not allowed to be limited only to student housing, but it will be marketed towards students and will be the style of units students typically like.

**Question:** Is the project still viable without a SUP?

**Response:** Yes, however the construction budget will be impacted and many of the higher-quality details and elements will likely be eliminated. The SUP allows for a density of 80 units per acre within the U8 District. The SUP allows for the project to develop at a density that supports the needs of housing and multi-modal transportation in the area. Due to the site's proximity to the University of Florida, the goal is to have students park their cars and/or scooters and walk or take public transportation to class or nearby amenities.

**Question:** What is the nature of the alley?

**Response:** The service drive is for loading and service of the nonresidential portions of the development. The goal of this separate drive is to provide an area for loading/service area onsite. Future discussions with FDOT will occur since the drive does have access on W University Avenue. The traffic direction of the drive will also occur during these discussions.

**Question:** You can get an extra floor by providing affordable housing. Will you be providing affordable housing?

**Response:** You are also able to obtain an extra floor with structured parking which the proposed development has.

**Question:** In other university towns that you have developed in, how did residents react to your development?

**Response:** We have developed in Tallahassee and Austin, which are university towns, and the residents have responded positively to our projects.

**Meeting Adjourned – 6:50 PM**



# 908 GROUP UNIVERSITY AVENUE

Special Use Permit –  
Justification Report  
April 22, 2019

Prepared for:  
City of Gainesville Planning Department

Prepared on behalf of:  
908 Group

Prepared by:  
CHW

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# 1. Executive Summary

**To:** Mr. Andrew Persons, AICP, Department of Doing, Director (Interim) #18-0419  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** April 22, 2019  
**Re:** 908 Group University Avenue – Special Use Permit (SUP) Application

<b><u>Jurisdiction:</u></b> City of Gainesville	<b><u>Intent of Development:</u></b> Multi-family residential up to 75 units per acre in the U5 District, 80 units per acre in the U8 District, and retail sales and service
<b><u>Description of Location:</u></b> Parcels between University Avenue and NW2nd Avenue, east of NW 17 <sup>th</sup> Street	
<b><u>Parcel Numbers:</u></b> 14971-000-000 through 14973-000-000 15018-000-000 15020-000-000 15022-000-000 15024-000-000 15024-001-000 15025-000-000 through 15027-000-000	<b><u>Acres:</u></b> ±2.8 acres (Source: CHW Survey)
<b><u>Existing Future Land Use Classification:</u></b> <i>Urban Mixed-Use (UMU)(up to 60 units per ac; up to 20 additional units per acre by SUP)</i> (Tax Parcels: 14971-000-000 through 14973-000-000, 15018-000-000, 15020-000-000, and 15022-000-000) <ul style="list-style-type: none"><li>- This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.</li></ul> <i>Mixed-Use Residential (MUR)(up to 75 units per acre) (Tax Parcels: 15024-000-000, 15024-001-000, and 15025-000-000 through 15027-000-000)</i> <ul style="list-style-type: none"><li>- This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.</li></ul>	

# 1. Executive Summary

## **Existing Zoning District:**

*U5: Urban 5 (Tax Parcels: 15024-000-000, 15024-001-000, and 15025-000-000 through 15027-000-000)*

The purpose of this district is to allow a mixture of residential and non-residential uses such as single-family dwellings, attached dwellings (up to 6 attached units), multi-family dwellings, accessory dwelling units, bed and breakfast establishments, civic, social, & fraternal organizations, places of religious assembly, professional school, and skilled nursing facility. This zoning district implements the MUR FLU category. Within this district, residential development shall be capped at 75 units per acre by right.

*U8: Urban 8 (Tax Parcels: 14971-000-000 through 14973-000-000, 15018-000-000, 15020-000-000, and 15022-000-000)*

- The purpose of this district is to allow a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, drive-through facilities, group homes, multi-family housing, offices scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and any other community civic uses, light assembly, fabrication, and processing uses. This district has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

## **Proposed Special Use Permit for Additional Density**

Per Policy 4.1.1 in the Future Land Use Element of the Comprehensive Plan and Land Development Code (LDC) §30-4.13, the U5 and U8 Districts are allowed up to 60 units per acre and 20 additional units per acre by SUP.

## **Density Calculations**

**U8 Zoning District: ±1.82 acres**

- ±1.82 acres x 80 units per acre = **145.6 units**

**U5 Zoning District: ±0.99 acres**

- ±0.99 acres x 75 units per acre = **74.25 units**

**Total units: 219 units**

**Total Number of Bedrooms**

- 219.85 units x 2.75 multiplier = **604 bedrooms**

## 2. STATEMENT OF PROPOSED CHANGE

This Special Use Permit (SUP) application requests an additional 20 units per acre on Alachua County Tax Parcels 14971-000-000 through 14973-000-000, 15018-000-000, 15020-000-000, and 15022-000-000 which are located in the UMU Future Land Use (FLU) category and U8 Zoning District. The additional density is permitted for the UMU FLU category and U8 District by the City's adopted Comprehensive Plan and Land Development Code, respectively.



**Figure 1: Aerial Map**

Tax parcels 15024-000-000, 15024-001-000, and 15025-000-000 through 15027-000-000 are located in the MUR FLU category and the U5 Zoning District and will develop in accordance with the by-right density and intensity for these designations. The intent is to develop a vertically mixed-use project with multi-family residential equal to 75 units per acre as allowed by the U5 District and 80 units per acre in the U8 District, with first-floor retail sales and service along W. University Avenue. The project site is  $\pm 2.8$  acres in size and located on parcels between W University Avenue/SR 26 and NW 2<sup>nd</sup> Avenue, east of NW 17<sup>th</sup> Street. The site is within the University of Florida Context Area. An aerial is provided as Figure 1, which shows the site's location and existing uses.

Figures 2 and 3 demonstrate the existing Future Land Use (FLU) and Zoning currently on the project site. This SUP application is consistent with the City's Comprehensive Plan and Land Development Code (LDC), as identified and demonstrated throughout this application.





Figure 2: Existing Future Land Use Map



Figure 3: Existing Zoning Map

The project will consist of two (2) separate buildings. The southern building will be six (6) stories in height with non-residential uses and parking on the first-floor and multi-family residential units above. The clubhouse and amenities will also be located within the southern building. These facilities will be available to all tenants whether they are in the northern or southern building. The southern building's primary frontage will be on W. University Avenue with secondary frontage on NW 17<sup>th</sup> Street. The ground level parking will be screened in accordance with the City's Land Development Code. The six (6) story building is compatible with surrounding development along W. University Avenue, i.e. Stadium Club, The Standard, etc., and other multi-family and/or mixed-use projects in the University of Florida area, i.e. One College Park, Hub 2, etc.

The northern building will be four (4) stories in height and include a three (3) level parking garage. The multi-family residential units will be designed to completely wrap the structured parking. The structured parking will be available for all tenants whether they are located in the northern or southern building. This building's primary frontage will be on NW 1<sup>st</sup> Avenue with secondary frontage on NW 17<sup>th</sup> Street.

This mixed-use project is ideally situated across the street from the University of Florida and will greatly enhance the multi-modal functionality of this area by increasing density within walking and biking distance to non-residential uses and major destinations. The proposed density increase will also result in the type of density necessary to better support mass transit.

As shown on the conceptual site plans submitted with this SUP application, the additional density can be accommodated in buildings that are consistent with the U5 and U8 development standards. The project has been designed so that no waivers, modifications, or variances will be required. The project has also been designed with respect to the City's recently completed improvements to NW 1<sup>st</sup> Avenue. This project will maintain the sidewalk and landscape design approved and implemented by the City along this roadway. As a result of this project many driveways and curb-cuts will be removed along NW 1<sup>st</sup> Avenue. At the request of City staff, on-street parking will be provided, where possible, when these driveways and curb-cuts are removed. This project will further enhance the pedestrian character of this street that the City's improvements created.

The project has been designed to provide more parking than is required by the City's Land Development Code to minimize impacts on surrounding properties. While the project's location will enhance the multi-modal character of the area, it is understood that some tenants will still have personal vehicles that require parking spaces and some customers of the non-residential uses will also require parking. Therefore, a total of ±260 automobile spaces and 66 scooter spaces will be provided in the parking garage and ground level parking area.

Since the southern building is located in the U8 District, no parking is required for the multi-family residential or non-residential uses. Approximately 45 parking spaces are provided in the ground level parking area on this portion of the site. The northern building is located on a mix of U8 and U5 Districts. One (1) parking space per three (3) bedrooms is required in the U5 District. Based on the maximum density calculation for the U5 portion of the site, a total of 204 bedrooms could be built requiring a total of 68 parking spaces.



.99 ac U5 x 75 units per acre = 74.25 units

74.25 units x 2.75 bedrooms = 204 bedrooms (maximum)

204 bedrooms / 3 = 68 parking spaces

As stated above and shown on the conceptual site plan, a total of ±210 parking spaces are being provided. This is nearly four times what is required by the City's Land Development Code.

### 3. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this SUP application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

#### Transportation Mobility Element

##### Policy 10.1.2

All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

**The project site is located within the City of Gainesville TMPA Zone A and adheres to the design requirements of this zone, as described in detail below.**

##### Policy 10.1.3

Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

**The project site is located on W University Avenue/SR 26, which is adjacent to the University of Florida. The project site is developed currently with low-intensity nonresidential uses. The proposed mixed-use development will redevelop the project site with a higher density and higher intensity use in a location near the University of Florida, therefore creating an infill project on an underutilized site.**

##### Policy 10.1.4

For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;

**The City of Gainesville Community Redevelopment Agency (CRA) has recently funded significant improvements to NW 1st Avenue—a local road that runs parallel between W University Avenue (SR 26) to the south and NW 2nd Avenue to the north that is adjacent to the project site. These improvements included landscaping and sidewalks along both sides of NW 1st Avenue fronting the subject property. The proposed development will connect to and enhance this existing sidewalk system.**

- b. Cross-access connections/easements or joint driveways, where available and economically feasible;

**Designed to enhance multi-modal transportation in this area, existing sidewalks and public transportation provide connections to adjacent nearby uses.**

- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;

**Currently, there is an existing sidewalk along the site's frontage. The required building frontage zone will expand and enhance the existing sidewalks and transit facilities may be provided in these areas as well.**

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and

**A conceptual site plan is being submitted concurrent with this application that shows the proposed curb cuts as well as the driveways and curb cuts that will be removed, where possible. On-street parking will be added where existing driveways and curb cuts are removed. The northern portion of the project site has one (1) curb cut on NW 2<sup>nd</sup> Avenue and the southern portion of the site has one (1) curb cut on NW 1<sup>st</sup> Avenue.**

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

**The proposed development consists of a multi-story, mixed-use development with structured parking and ground floor retail sales and service. Shown on the attached Development Plan, the structured parking is internal to the site and building. The proposed development will continue to use the existing public sidewalks and crosswalks located on the adjacent rights-of-way.**

#### Future Land Use Element

- GOAL 1      Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

**The proposed multi-story, mixed-use development helps to improve the quality of life in Gainesville by creating and maintaining choices in housing and retail within**

**walking distance to the University of Florida and within close proximity to other major areas of the City.**

#### Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

**The proposed development includes a mix of uses with housing located above ground-floor retail sales and service. This is the ideal location for increased density and intensity in the urban core of the City.**

GOAL 2        Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

**Currently, the project site is developed and includes a mix of low-intensity nonresidential uses. The proposed infill redevelopment will include a mix of residential and nonresidential uses within the City promoting quality of life by providing more housing and retail options, discouraging sprawl, and enhancing multi-modal transportation options.**

#### Policy 2.1.2

The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

**The proposed development is consistent with the UMU/MUR FLU and U5/U8 Zoning Districts, which allow for multi-family and mixed-use development. The proposed development locates housing options within a ½ mile to the University of Florida to accommodate increases in the student population and is not adjacent to any single-family neighborhoods.**

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Mixed-Use Residential (MUR): up to 75 units per acre

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

**This SUP application and conceptual site plan are consistent with the goals, objectives, and policies of the MUR FLU District and is implemented by the U5 Zoning District.**

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use category allows residential, office, retail and serve uses either as stand alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**This SUP application and conceptual site plan are consistent with the goals, objectives, and policies of the UMU FLU District and is implemented by the U8 Zoning District.**

#### Potable Water and Wastewater Element

Objective 1.1 Water and wastewater services shall be provided at adequate levels of service (LOS) to meet the needs of existing and future populations.

**The proposed use for the project site will connect to existing water and wastewater utilities and will not cause the City's LOS to fall below standards. Existing infrastructure will be upgraded where necessary to serve the proposed project.**

#### Solid Waste Element

GOAL 1 Provide for the management of solid and hazardous wastes in a manner which assures public health and safety, protects environmental resources, and conserves energy.

**The proposed use for the site utilizes solid waste facilities and will not cause the City's LOS to fall below standards. No hazardous wastes will be generated by the uses onsite.**

#### Stormwater Management Element

GOAL 1 Design, construct and maintain a stormwater management system that reduces the incidence of flooding, and protects, preserves and enhances

desirable water quality conditions, and to the maximum extent feasible, preserves and utilizes the existing natural systems.

**There is currently no SMF onsite. With the site's redevelopment, SMF will address water quality conditions, consistent with City of Gainesville and Water Management District requirements. SMF will be provided in underground vaults.**

#### **4. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE**

The following identifies how this application is consistent with the City of Gainesville's Land Development Code (LDC). LDC language is provided in normal font, and consistency statements are provided in **bold** font.

##### **Section 30-3.24. Review Criteria**

No Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

**Sections 3 and 4 of this justification report demonstrate how the proposed project is consistent with the City of Gainesville Comprehensive Plan and LDC, respectively.**

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

**The project site's existing FLU designation is UMU and MUR. The UMU and MUR categories are implemented by the U8 Zoning District and the U5 Zoning District, respectively, and addresses the height, bulk, and other development/design standards. Both the U8 and U5 Zoning Districts allow for the proposed development.**

**This application requests to increase the maximum density up to 80 units per acre on tax parcels with the UMU FLU and U8 Zoning Districts, which is permitted through a Special Use Permit (SUP). The proposed project is consistent in scale with similar surrounding mixed-use and/or multi-family residential projects (i.e. The Standard, Stadium Club, One College Park, Hub 2, etc.).**

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.

**The project site does not include any properties listed on the National or Local Register of Historic Places, nor is the project site located within a City of Gainesville historic district. In fact, the Data and Analysis supporting the Comprehensive Plan's Historic Preservation Element states that College Park is unsuitable for a Historic District designation. The following description is taken from Pages 15-16 of the City's Data & Analysis documents:**

**"While the passage of time will improve the potential of including these post-World War buildings, the loss of structures that were part of the first neighborhood associated with the University of Florida change the period of significance of a potential historic district to a period of less importance. A far more difficult issue to resolve is the numerous intrusions which**

undermine the geographic coherence of College Park. The large number of noncontributing commercial buildings along West University Avenue and NW 13th Street as well as the existence of several parking lots isolates the neighborhood from its commercial core. In addition, the presence of large numbers of 1960s and 1970s architecture and the ever-increasing development in the neighborhood further reduces the likelihood of the neighborhood achieving historic district status. A further problem with evaluating the neighborhood is its architectural significance. The architecture while varied is patternless and does not have the concentrations of recognized architectural styles found in other neighborhoods. Because College Park contains so many intrusions, as well as deteriorated and insignificant architecture, a district proposal for this area is unsuitable.”

The existing development on the project site supports the conclusion that College Park is unsuitable for a Historic District designation. For instance, the buildings on Tax Parcel 14973-000-000 have been renovated and rebuilt throughout the years. As shown on the property appraiser property card, which is included with this application package, the parcel has two retail buildings and a restaurant with an effective built date of 1972 and another restaurant with an actual and effective built date of 1994. Each building has gone through numerous renovations and total reconstructions, which according to the Contributing Properties definition in the LDC, should not be considered a contributing property since the property’s integrity of location, design, setting, materials, workmanship, feeling and association have been so altered by man or physical deterioration that the overall integrity of the property has been irretrievably lost.

Additionally, no structure within the project site was identified as a property meriting evaluation of historic register potential in the Historic Preservation Element Data and Analysis. Table 4 on Page 19 of the City’s document does not list any property within the project site.

The proposed development is consistent with the site’s existing FLU and zoning designations and permitted uses. The site is also located within the University of Florida Context Area and consists of surrounding property of similar development and density/intensity. Furthermore, a multi-family development helps to promote safety in the area by providing more “eyes on the streets.” Therefore, the proposed use will not adversely affect the health, safety, and welfare of the public, but enhance these elements.

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

As shown on the attached Development Plan, the northern and southern portions of the site will have one (1) ingress/egress each. The proposed development will have structured parking internal to the development and will connect to the existing public sidewalk and crosswalks, providing for safe and convenient automobile, bicycle, and pedestrian mobility. Additionally, a service drive will be provided along the east side of the southern building to separate these activities from pedestrian and visitors to the site.



- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

**There are no adjacent single-family residential uses. All adjacent properties are designated as U5 or U8.**

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

**The City LDC has specific criteria for insuring adjacent properties are not negatively impacted by onsite noise, odor, and light. The proposed development will have structured parking and refuse locations located internal to the development that will further prevent any noise, glare, or odor effects on surrounding properties. Lighting of the proposed development will adhere to the applicable standards in LDC §30-6.12. to prevent light trespass, light glare, and light pollution. Additionally, the proposed development is located in a highly commercial area, surrounded by adjacent commercial properties located on a major storefront street.**

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

**As shown on the conceptual site plan, the refuse is located within and screened by the building. The service/loading areas are provided on a separate service street that will run parallel to NW 17<sup>th</sup> Street and is located on the east side of the proposed southern building. This service street does not inhibit pedestrian/bicycle mobility access. Outdoor storage is not anticipated and outdoor display would only occur within the building frontage zone as permitted by the LDC.**

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

**This project site has all necessary and adequate public utilities to serve the proposed uses. The site will be served by an existing 6" DIP water main located on W University Avenue/SR 26, NW 1<sup>st</sup> Avenue, and NW 17<sup>th</sup> Street. Existing sewer mains located on W University Avenue/SR 26, NW 2<sup>nd</sup> Avenue, and NW 17<sup>th</sup> Street will serve the site's wastewater needs. Electric will be provided by the Gainesville Regional Utilities (GRU), which already services the area.**

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

**Due to the nature of the proposed development and the surrounding properties, buffers are not required since the surrounding properties have the same FLU designations. The proposed structured parking will be internal to the development and will be lined with the proposed multi-family and retail portions of the building. Screening and ground parking will be in accordance with LDC §30-4.15.B.2.**

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

**There are no adjacent single-family residential uses.**

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

**LDC §30-4.8. lists standards specific to multi-family developments, which are addressed in this section of this report.**

Section 30-4.8. Development Compatibility

D. Multi-family developments.

- 1. Generally. Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.

**The project site is not located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.**

- 2. Abutting single-family property. All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned development district with predominantly residential uses shall comply with the following regulations:
  - a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.
  - b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.
  - c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between multi-family development and properties zoned for single-family use.
  - d. Parking lots and driveways located in the area between multi-family and abutting single family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.
  - e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a Type B landscape buffer shall separate multi-family residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing authority may authorize the use of a fence and/or additional landscape buffer area to substitute for the

required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing authority may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.

- f. The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.

**The project site does not abut property in a residential district or a planned development district with predominantly residential uses. Therefore, the listed regulations do not apply to the project site.**

- 3. Bedroom limit. Maximum number of bedrooms in multi-family developments located within the University of Florida Context Area.
  - a. Multi-family developments shall be limited to a maximum number of bedrooms based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.
  - b. If additional density is approved through a Special Use Permit, then the multiplier is applied to the total approved density inclusive of any additional units approved by Special Use Permit.
  - c. The bedroom mix in the development (i.e., the number of units with a specific number of bedrooms) is not regulated by these provisions.
  - d. Developments with Planned Development (PD) zoning are not subject to the bedroom multiplier.

**Due to the project site being located within the University of Florida Context Area, the proposed development and requested additional density will adhere to the 2.75 multiplier when maximizing the number of bedrooms.**

## Section 30-4.13. Building Form Standards

This section contains the building form standards that determine the location, scale and massing of all buildings within the Zoning district.

**Table V - 2: Building Form Standards within Transects.**

	U5 Standard	U8 Standard	Consistency Statement
<b>A. BLOCK STANDARDS</b>			
Block Perimeter (max. feet) <sup>1</sup>	2600'		<b>Southern Block:</b> ±1,264 lf.  <b>Northern Block:</b> ±1,264 lf.
<b>B. LOT CONFIGURATION</b>			
Lot width (min. feet)	18'		±270 ft. and ±360 ft.
<b>C. DEVELOPMENT INTENSITY</b>			
Nonresidential Building Coverage (max)	80%		N/A
<b>D. BUILDING FRONTAGE</b>			
Primary Frontage (min) (W University Avenue/ SR 26 and NW 1 <sup>st</sup> Avenue)	60%		<b>Southern Building:</b> ±88% (239 ft. of building / 270 ft. of frontage)  <b>Northern Building:</b> ±82% (296 ft. of building / 360 ft. of frontage)
Secondary Frontage (min) (NW 17 <sup>th</sup> Street)	40%		<b>Southern Building:</b> ±90% (180 ft. of building / 200 ft. of frontage)  <b>Northern Building:</b> ±94% (188 ft. of building / 200 ft. of frontage)
<b>E. BUILDING PLACEMENT</b>			
Min-max from curb			
Min landscape/min sidewalk/min building frontage			
Storefront Street (W University Avenue/SR 26)	20'-25' 5'/10'/5'		±20 ft. 5'/10'/5'
Local Street (NW 1 <sup>st</sup> Avenue, NW 2 <sup>nd</sup> Avenue, and NW 17 <sup>th</sup> Street)	15'-20' 5'/5'/5'		<b>Southern Building:</b> ±15 - 20 ft. 5'/5'/5'  <b>Northern Building:</b> ±15 - 18 ft. 5'/5'/5'
<b>F. BUILDING SETBACKS</b>			
Side interior setback (min)	5'	0'	<b>Southern Building:</b> ±24 ft.

			<b>Northern Building: ±10 – 21 ft.</b>
Rear setback (min)	3' (alley) 10' (no alley)		<b>Southern Building: ±10 ft.</b>  <b>Northern Building: ±15 ft.</b>
<b>G. BUILDING HEIGHT</b>			
Min feet	NA	18'	<b>Development plans will demonstrate consistency with this standard</b>
Max stories (by right <sup>2</sup> /with bonus <sup>3</sup> )	4	5/6	<b>4 and 6 stories</b>
Max feet (by right <sup>2</sup> /with bonus <sup>3</sup> )	60'	74'/88'	<b>Development plans will demonstrate consistency with this standard</b>
<b>H. FLOOR HEIGHT</b>			
Min first floor height (residential/nonresidential)	NA/12'	12'/15'	<b>Development plans will demonstrate consistency with this standard</b>
<b>I. GLAZING</b>			
Min first floor - nonresidential	50%	<b>Development plans will demonstrate consistency with this standard</b>	
Min first floor - multifamily	30%		
Min upper floors - nonresidential and multifamily	15%		

<sup>1</sup> The northern portion of the site is bound by NW 2<sup>nd</sup> Avenue, NW 16<sup>th</sup> Street, NW 1<sup>st</sup> Avenue, and NW 17<sup>th</sup> Street. The southern portion of the site is bound by NW 1<sup>st</sup> Avenue, NW 16<sup>th</sup> Street, W University Avenue/SR 26, and NW 17<sup>th</sup> Street.

<sup>2</sup> See development compatibility standards in Section 30-4.8.

<sup>3</sup> See bonus system requirements in Section 30-4.9.